

CITY OF ALEXANDRIA
AFFORDABLE HOUSING SUMMIT
Saturday, May 19, 2001

Summit Goals: Educate a wider cross-section of the Alexandria community about the issue of affordable housing in Alexandria, and gain additional ideas regarding actions to take to address the issue. In particular:

- ⬢ help participants gain a greater understanding of the importance of a continuum of housing options (including housing for moderate income working families) to maintain diversity in the community;
- ⬢ help participants understand the importance of housing options to enable persons to live near where they work;
- ⬢ help participants gain an understanding of the opportunities available and constraints facing the City of Alexandria with regard to the provision of new affordable housing;
- ⬢ gain feedback on the Task Force ideas and recommendations to date; and
- ⬢ get additional ideas and comments from summit participants that will aid the Task Force in framing the ultimate recommendations to City Council this fall.

Participant Roles: This summit is designed to be a working session for all summit participants. During the small group working sessions, participants are asked to follow these ground rules:

- One speaker at a time.
- All speakers will abide by time limits set by the facilitator.
- Participants are to respond to the questions and tasks posed by the facilitator. This is not a public hearing or time for personal testimony. Each participant packet includes a summit evaluation and comment sheet. Participants are encouraged to fill this out.
- During brainstorming, participants agree to withhold value judgments on ideas. The goal of brainstorming is to generate as many ideas as possible.
- All participants will treat one another with respect. We are all coming together to work on a challenging and complex issue.

Facilitator and Recorder Roles: The facilitators are tasked with helping each group discuss the goals and tools, using the Task Force recommendations as a starting point. Facilitators will need to keep strict time limits for each group to accomplish this within our allotted time. Recorders will keep the notes for the group.

If there is a technical question that cannot be immediately answered, the recorder will note this, and the facilitator will locate City staff during the break to assist as necessary.

Thanks to all for participating!

AFFORDABLE HOUSING SUMMIT

FACT SHEET

General Information

- △ Land area: 15.75 square miles
- △ Population (2000 Census): 128,283
- △ Alexandria's people per square mile (density): 8,330¹
- △ Arlington County's people per square mile (density): 7,315¹
- △ Fairfax County's people per square mile: 2,385¹
- △ Total acres of parks & open space per 1,000 population: 7.4 acres
- △ Vacant developable land in Alexandria (excluding vacant land with approved development plans): 30 acres (est.)²
- △ Persons employed on Alexandria job sites: 92,984 (3rd quarter average 2000)

Housing Values and Affordability

Average Assessed Values for Existing Homes	2000	2001	% Increase	Income to Afford 2001 Costs ³
Average residential unit	\$194,300	\$212,467	9.35%	\$71,640
Single family (detached & townhomes)	\$260,907	\$288,589	10.61%	\$97,280
Condominium	\$106,875	\$112,561	5.32%	\$43,960

Number of Units by 2001 Assessed Value	Single Family	Condominium	Total
Less than \$100,000	710	8,191	8,901
\$100,000 - \$149,999	2,620	3,971	6,591
\$150,000 - \$199,999	4,501	855	4,356
\$200,000 - \$250,000	4,121	575	4,696
Over \$250,000	9,984	536	10,520

¹ Acreage is based on data from the 2000 U. S. Census and includes water and land.

² Estimate based on sites of 10,000 or more sq. ft. that are zoned residential.

³ Income at which monthly housing costs (principal, interest, taxes, and insurance) equal 30% of income. Assumes 7.5% interest, 5% downpayment, private mortgage insurance, and \$250 condo fee.

Rental Housing Costs, Affordability, and Vacancy Rate

Average Market Rents (for New Tenants) in Apartment Complexes with 10 or More Units	January 2000	January 2001	% Increase	Income to Afford 2001 Rents ⁴
Efficiency	\$707	\$782	10.6%	\$31,280
1 Bedroom	\$847	\$933	10.2%	\$37,320
2 Bedroom	\$1,034	\$1,176	13.7%	\$47,040
3 Bedroom	\$1,126	\$1,341	19.1%	\$53,640

- ⊠ Range of apartment rent increases (above the City's Voluntary Guidelines) reported to Landlord-Tenant Division by existing tenants from January 2000 through December 2000: 6% to 66%
- ⊠ Apartment vacancy rate as of January, 2001: 1.4%

Assisted Housing

Project-Based Assisted Housing Units

- ⊠ Units designated for elderly/disabled: 610
- Units not restricted to elderly/disabled: 2,718
- TOTAL project-based units: 3,328

Tenant-Based Housing Assistance

- ⊠ ARHA Assisted housing vouchers/certificates (Section 8) under lease in April 2001:
 - In Alexandria: 1,135
 - Outside Alexandria: 50
 - Total: 1,185
- ⊠ Approved Voucher/certificate households currently seeking housing: 250 (approx.)
- ⊠ Total ARHA voucher/certificate allocation: 1,618 (estimate; the number of vouchers ARHA's funding allocation will support depends on the actual cost of subsidies provided to Section 8 recipients)
- ⊠ Housing Opportunities for Persons with Aids (HOPWA) vouchers: 17

Housing Development Costs

- ⊠ Estimated cost for unfinished vacant lot for 1800 square foot townhouse: \$75,000 - \$125,000
- ⊠ Estimated cost to construct an 1800 square foot "no-frills" home (excluding profit and land): \$150 per square foot, or \$270,000.

Available Housing Resources

- ⊠ Annual federal housing assistance grants (CDBG and HOME): \$1.9 million (approx.)
- ⊠ Unreserved balance in the City's Housing Trust Fund as of March 2001: \$4.2 million

⁴Income at which rent equals 30% of income.

INCOMES AT 30% TO 75% OF AREA MEDIAN FAMILY INCOME

Based on HUD median family income of \$85,600 for the Washington, D.C. Metropolitan Statistical Area as of April 6, 2001

	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
30% Median	\$17,650	\$20,150	\$22,700	\$25,200	\$27,200	\$29,250	\$31,250	\$33,250
75% Median	\$44,950	\$51,350	\$57,800	\$64,200	\$69,350	\$74,450	\$79,600	\$84,750

As of April 6, 2001, the HUD median family income for the Washington, D.C. metropolitan area increased by 3.4% from the 2000 median family income of \$82,800. Based on the old (2000) figures, staff determined that most entry level City public safety employees and most entry level teachers will fall into the 30% to 75% of median income range, though this will depend on family size, the presence or absence of additional wage earners in the household, and (for teachers) level of education. However, police officers, firefighters, emergency rescue technicians, and teachers with working spouses are unlikely to fall within this income range. Moreover, the more experience (or, for a teacher, education) one of these employees has, the less likely the employee would fall in this income range.

Assuming a three-person household and no other household income, for calendar year 2000, 46% of the sworn members of the police department, 33% of the City's firefighters and emergency rescue technicians, and 74% of Alexandria's public school teachers have household income less 75 % of the region's median family income. In addition, assuming all City employees live in three-person households and have no other source of income, 74% of all permanent, full time City employees as of December 2000 had household income less than 75% of the region's median family income.

SELECTED EMPLOYMENT AND WAGE INFORMATION

The following table provides a sampling of occupational employment and wage estimates for the Northern Virginia portion of the Washington D.C. primary metropolitan statistical area. This information, provided by the Bureau of Labor Statistics, presents the median hourly wage, mean hourly wage, and the mean annual wage by occupational code for thirty-five large employment categories. The estimates are calculated with data collected from employers in all industrial divisions during calendar year 1999.

SOC Code Number	Occupation Title	Employment	Median Hourly	Mean Hourly	Mean Annual
13-2011	Accountants and Auditors	29,870	\$21.17	\$23.36	\$48,580
13-2072	Loan Officers	6,250	\$19.80	\$21.65	\$45,030
15-1021	Computer Programmers	20,200	\$23.18	\$24.88	\$51,740
17-2051	Civil Engineers	4,760	\$27.39	\$27.94	\$58,110
19-4021	Biological Technicians	2,310	\$16.99	\$16.06	\$33,400
21-1021	Child, Family, and School Social Workers	3,800	\$18.27	\$18.61	\$38,710
23-2011	Paralegals and Legal Assistants	10,320	\$15.93	\$17.22	\$35,820
25-2011	Preschool Teachers, Except Special Education	8,210	\$10.01	\$11.08	\$23,040
25-2022	Middle School Teachers, Except Special and Vocational Education	10,500	Not Available	Not Available	\$36,650
25-9041	Teacher Assistants	23,590	Not Available	Not Available	\$18,920
27-1024	Graphic Designers	3,280	\$17.67	\$18.11	\$37,680
29-1111	Registered Nurses	39,730	\$22.81	\$23.18	\$48,200
31-1012	Nurses Aides, Orderlies, and Attendants	16,400	\$8.88	\$9.31	\$19,370
31-9091	Dental Assistants	5,630	\$13.95	\$13.82	\$28,740
33-2011	Fire Fighters	4,730	\$17.21	\$17.33	\$36,040
33-3041	Parking Enforcement Workers	130	\$10.89	\$11.23	\$23,360
33-3051	Police and Sheriff's Patrol Officers	13,470	\$19.38	\$19.75	\$41,070
33-9032	Security Guards	34,430	\$9.60	\$10.14	\$21,090
35-2011	Cooks, Fast Food	7,220	\$6.78	\$6.87	\$14,290
35-3031	Waiters and Waitresses	29,580	\$6.35	\$6.69	\$13,920
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	51,980	\$7.71	\$8.23	\$17,120

AFFORDABLE HOUSING SUMMIT

EVALUATION AND COMMENTS

Summit Evaluation

1. Overall Rating:

Excellent_____ Very Good_____ Good_____ Fair_____ Poor_____

2. Was the appropriate amount of time allocated for the group discussions? Yes___ No___
If not, please explain.

3. Were the opening session and the questions posed in the group discussion sessions helpful in focusing the discussions on the appropriate issues? Yes___ No___
If not, what would you suggest have been done differently?

4. Did your group discussion provide a cross-section of views that was useful to reaching an understanding of various viewpoints on the issues surrounding affordable housing?
Yes___ No___
Comments:

5. Did you have an adequate opportunity to participate in the discussion and express your views? Yes___ No___ (If not, please use the comment section on the other side of this page to share any additional comments you wish to offer.)

6. What did you find to be the most valuable and least valuable aspects of the summit, from your perspective?
Most valuable:

Least valuable:

Comments

Please use the space below to provide any other comments about the Affordable Housing Summit or about the issue of affordable housing in Alexandria. This can include aspects of affordable housing that have not been covered by the Affordable Housing Task Force, or at this Summit, that you would like to see the City address in the future.